

ORDINANCE 5-2026

AN ORDINANCE ANNEXING TO THE CITY OF OWENSBORO CERTAIN UNINCORPORATED TERRITORY IN THE COUNTY OF DAVIESS ADJOINING THE PRESENT BOUNDARY LINE OF THE CITY, BEING PROPERTY LOCATED AT 1205 EWING ROAD CONTAINING A TOTAL OF 10.393 ACRES, MORE OR LESS, AT THE REQUEST OF REGIONAL WATER RESOURCE AGENCY.

WHEREAS, the Board of Commissioners for the City of Owensboro, Kentucky, makes the following findings of fact:

(1) The Board of Commissioners has determined that the property described hereinafter is adjacent or contiguous to the city's boundaries.

(2) That the property described hereinafter, by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay.

(3) That it is deemed desirable and it is hereby proposed to annex to the City of Owensboro by extending the boundary line of the city so as to include within the same, that certain territory which is now embraced within the County of Daviess adjoining the present boundary line of the City of Owensboro, as more particularly described herein.

(4) The Board further finds that no part of the area to be annexed is presently within the boundary of any other incorporated city.

(5) That the fee simple owner of record of the territory to be annexed, has previously consented in writing to the annexation proposed, and has otherwise waived all rights under KRS 81A.412, 81A.420 and 81A.425, which consent and waiver is on file with the office of the City Engineer.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF OWENSBORO,
KENTUCKY, AS FOLLOWS:**

Section 1. The findings of fact recited in the preamble hereinabove are hereby adopted, affirmed and incorporated by reference as if fully set forth herein.

Section 2. There is hereby annexed to the City of Owensboro, Kentucky, and its boundary line is hereby extended so as to include within the limits of the City of Owensboro that certain territory in the County of Daviess, Commonwealth of Kentucky, adjoining and being adjacent to the present boundary line of the City of Owensboro, Kentucky, more particularly described as follows:

A tract of land being 1205 Ewing Road, Owensboro Kentucky containing 10.393 acres on the west side of Owensboro, Kentucky more particularly described as follows:

Beginning at a point in the west line of Regional Water Resource Agency (D.B. 1111, Pg. 617), said point having a Kentucky State Plane South Zone Coordinate N:2173216.14, E:1237321.74 and also being in the current city limit line; thence following the west line of Regional Water Resource Agency and the current city limit line N 11°07'20" W, 667.40 feet to a point being the northwest corner of said property; thence following the north line of Regional Water Resource Agency and the current city limit line N 85°02'02" E, 681.56 feet to a point being the northeast corner of said property; thence following the east line of Regional Water Resource Agency and the current city limit line S 11°32'48" E, 664.45 feet to a point being the southeast corner of said property; thence following the south line of Regional Water Resource Agency and the current city limit line S 84°44'36" W, 686.14 feet to the point of beginning containing 10.393 acres as shown on an annexation exhibit prepared by the City of Owensboro Engineer's Office.

This description was prepared by Kevin M. Simmons, PLS 3635 with the City of Owensboro Engineer's Office for annexation purposes only and shall not be used for the transfer of title. Bearings and distances described herein were taken from a deed found in deed book 1111, at page 617 and the ODC-GIS Corporate Boundary and Parcel layer. Bearings and distances have been rotated and translated to comply with KRS 81A.470.

Section 3. That the territory annexed herein is currently zoned as I-2 Heavy Industrial Zone, as illustrated by the zoning maps attached hereto and incorporated by reference herein.

Section 4. Any approved dedicated streets, alleys, or easements on the plat signed by the City Engineer, constituting any portion of the property to be annexed are hereby accepted by the City of Owensboro pursuant to KRS 82.400.

INTRODUCED AND PUBLICLY READ ON FIRST READING, this the 3rd day of March, 2026.

PUBLICLY READ AND APPROVED ON SECOND READING, this the 7th day of April, 2026.

Thomas H. Watson, Mayor

ATTEST:

Beth Davis, City Clerk

CERTIFICATION

I, Beth Davis, City Clerk of the City of Owensboro, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance 5-2026, duly adopted by the Owensboro Board of Commissioners on April 7, 2026, the original of which is on file in the Office of the City Clerk, this the 7th day of April, 2026.

Beth Davis, City Clerk

CITY OF OWENSBORO

---ANNEXATION REQUEST FORM---

1. LOCATION OF PROPERTY TO BE ANNEXED:

1205 Ewing Road (PVA Map # 046-00-00-006-00-000)

2. A. LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

Attached

B. SOURCE OF TITLE:

Deed Book 1111, Page 617

Plat Book 27, Page 28

**3. ZONING CLASSIFICATION OF PROPERTY TO BE ANNEXED:
(ATTACH ZONING MAP)**

I-2

4. ACREAGE FEES: N/A

**5. NAME(S) AND ADDRESSES(S) OF RECORD OWNER(S) OF
PROPERTY TO BE ANNEXED:**

Regional Water Resource Agency - 2101 Grimes Ave., Owensboro, KY 42303

Representative - Garrett Gordon

6. PHONE NO: 270-297-9215

CONSENT AND WAIVER OF STATUTORY RIGHTS

I (We) solemnly swear and affirm that I am (we are) the fee simple record owner(s) of property located at 1205 Ewing Road in Daviess County, Kentucky. I (We) hereby request, and consent to, annexation of the property more particularly described hereinabove. I (We) further acknowledge and agree, that by executing this instrument, I (We) knowingly and voluntarily waive those rights otherwise afforded me (us) by KRS 81A. 420 and 81A.425, as authorized in KRS 81A.412, on this the 9th day of February, 20 26.

Witness: Mark Rhiverson mark Rhiverson
Sign & Print Name

Signature (s) of Record Owner (s) of Property:

Garrett Gordon
Signature

Garrett Gordon
Print Name

CITY OF OWENSBORO

COMMISSION MEETING DATE: 3/3/2026

AGENDA REQUEST AND SUMMARY SUBMITTED BY: City Engineering Dept. - Michael Hamilton

- **TITLE: PROPOSED ANNEXATION OF A PORTION OF PROPERTY AT 1205 EWING ROAD (PVA NO. 046-00-00-006-00-000)**

Ordinance Prepared by: City Staff Other Preparer Attachments: Annexation Request Form, Stamped and Signed Annexation Description, Stamped and Signed Annexation Map, Vicinity Map

Summary & Background:

Gordon Garrett, engineer for the property owner, Regional Water Resource Agency, has signed an annexation request form initiating the proposed annexation

The proposed annexation of property at 1205 Ewing Road totals 10.393 acres and the property is zoned I-2.

The property at 1205 Ewing Road is currently totally surrounded by property within the City of Owensboro corporate boundary creating a pocket. This annexation is being proposed to bring the properties owned by Regional Water Resource Agency under one jurisdiction, the City of Owensboro, for future property consolidation and development.



PROPOSED ANNEXATION FOR
REGIONAL WATER RESOURCE
AGENCY PROPERTY
1205 EWING ROAD,
IS APPROX. 10.393 ACRES



1 inch = 1,000 feet

OHIO RIVER

REGIONAL WATER RESOURCE
AGENCY PROPERTY -
1205 EWING ROAD

OWENSBORO RIVERPORT
AUTHORITY

RIVER RD

HARBOR RD

MEDLEY RD

INDUSTRIAL DR

KENTRONICS DR

WAREHOUSE RD

YOSEMITE DR

WANDERING LN

DEER TRL

E YELLOWSTONE DR

EWING RD

THOMPSON BERRY
PARK

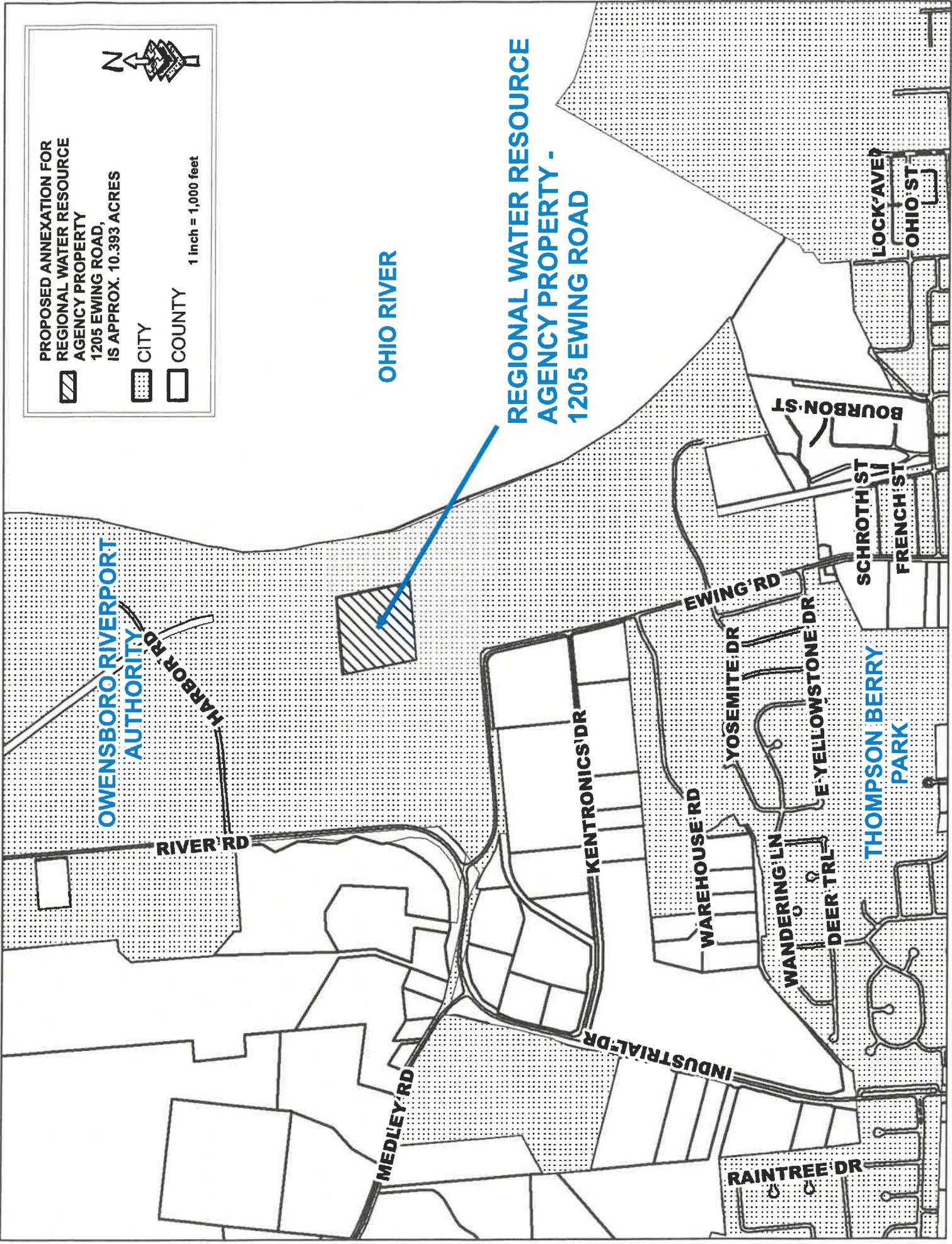
SCHROTH ST

FRENCH ST

BOURBON ST

LOCK AVE

OHIO ST



**ANNEXATION PLAT
SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN HEREON
HAVE BEEN TAKEN FROM DEED BOOK 1111 PAGE 617 AND
PLAT BOOK 27 PAGE 28 AND FROM THE CURRENT ODC-GIS
CORPORATE BOUNDARY AND PARCEL LAYER.
THIS PLAT HAS BEEN PREPARED FOR ANNEXATION PURPOSES ONLY.
BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN VERIFIED IN THE FIELD.

K.M. Simmons
KEVIN M. SIMMONS, P.L.S. 3635
DATE 2-18-26

STATE OF KENTUCKY
KEVIN M. SIMMONS
3635
LICENSED PROFESSIONAL
LAND SURVEYOR

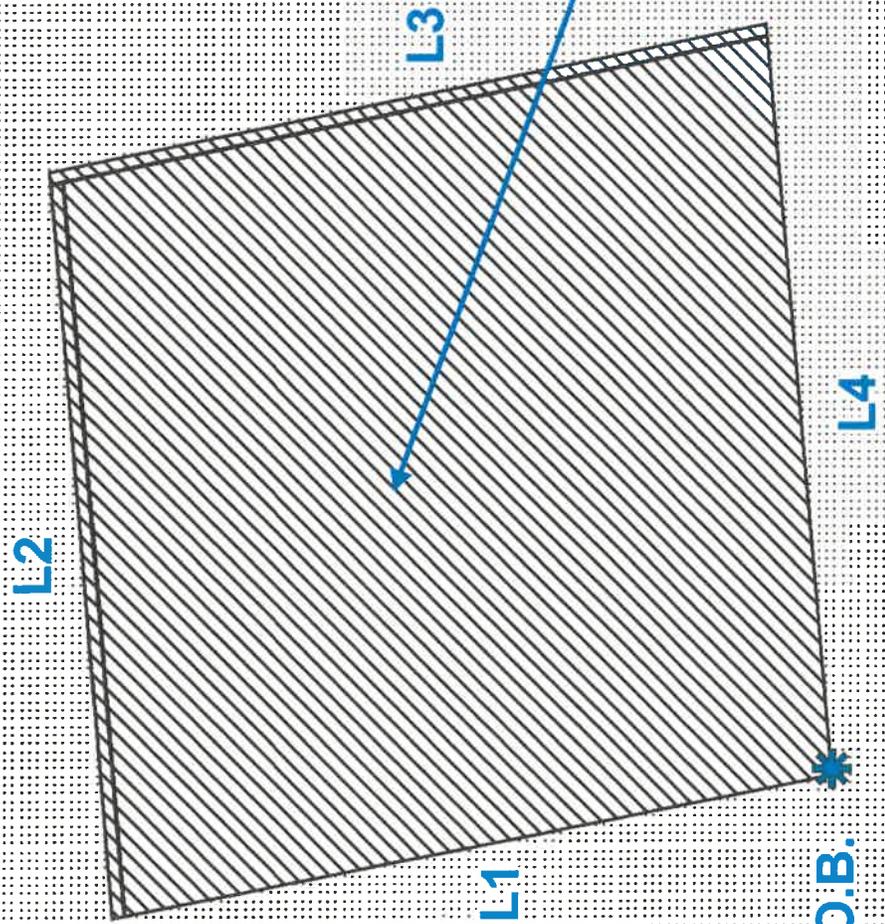
**PROPOSED ANNEXATION FOR
REGIONAL WATER RESOURCE
AGENCY PROPERTY
1205 EWING ROAD,
IS APPROX. 10.393 ACRES**

CITY
 COUNTY

1 inch = 167 feet



LINE	BEARING	LENGTH
L1	N 11° 07' 20" W	667.40'
L2	N 85° 02' 02" E	681.56'
L3	S 11° 32' 48" E	664.45'
L4	S 84° 44' 36" W	686.14'



**REGIONAL WATER RESOURCE
AGENCY PROPERTY -
1205 EWING ROAD**

POB COORDINATES
KY SPC SOUTH
N:2173216.14
E:1237321.74

P.O.B.



City of Owensboro Kentucky

P.O. BOX 10003
OWENSBORO, KENTUCKY 42302

Engineering Department
270-687-8641
270-687-8579 (fax)

ANNEXATION DESCRIPTION

A tract of land being 1205 Ewing Road, Owensboro Kentucky containing 10.393 acres on the west side of Owensboro, Kentucky more particularly described as follows:

Beginning at a point in the west line of Regional Water Resource Agency (D.B. 1111, Pg. 617), said point having a Kentucky State Plane South Zone Coordinate N:2173216.14, E:1237321.74 and also being in the current city limit line; thence following the west line of Regional Water Resource Agency and the current city limit line N 11°07'20" W, 667.40 feet to a point being the northwest corner of said property; thence following the north line of Regional Water Resource Agency and the current city limit line N 85°02'02" E, 681.56 feet to a point being the northeast corner of said property; thence following the east line of Regional Water Resource Agency and the current city limit line S 11°32'48" E, 664.45 feet to a point being the southeast corner of said property; thence following the south line of Regional Water Resource Agency and the current city limit line S 84°44'36" W, 686.14 feet to the point of beginning containing 10.393 acres as shown on an annexation exhibit prepared by the City of Owensboro Engineer's Office.

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 2-18-26
Kevin M. Simmons, PLS 3635 Date

